

May 20, 2011

VIA EMAIL AND U.S. MAIL

The Honorable Dow Constantine, Chair
Growth Management Planning Council (GMPC)
c/o Fred Jarrett, Deputy County Executive
Department of Development and Environmental Services
900 Oakesdale Avenue SW
Renton, WA 98057-5212
Email: fred.jarrett@kingcounty.gov

Interjurisdictional Staff Team
c/o Paul Reitenbach, Senior Policy Analyst
Department of Development and Environmental Services
900 Oakesdale Avenue SW
Renton, WA 98057-5212
Email: paul.reitenbach@kingcounty.gov

**RE: YarrowBay Comments regarding King County Countywide Planning Policies 2011
Update Public Review Draft dated April 27, 2011**

Dear Chair Constantine, Growth Management Planning Council & Interjurisdictional Staff Team:

YarrowBay Holdings LLC (YarrowBay) respectfully submits the following comments, questions, and concerns on the King County Countywide Planning Policies 2011 Update Public Review Draft dated April 27, 2011. Please make sure that copies of this letter are distributed to all GMPC members and include it in the King County record for the CPP update process.

YarrowBay is a company dedicated to helping communities meet their growth needs through careful and thoughtful land planning that focuses on the principles of smart growth, sustainability and transportation efficiency. As a land developer, YarrowBay is best known for its ability to make strategic land acquisitions, plan for smart growth, and work closely with neighborhoods, civic, environmental and local governments to create well-planned communities. We are currently working with the City of Black Diamond and community stakeholders to create two Master Planned Developments ("MPDs") in Black Diamond. Both MPDs are located within the Urban Growth Area but include coordination among the City of Black Diamond, unincorporated King County, and surrounding jurisdictions.

Given our thoughtful approach to land planning, YarrowBay is concerned that the policies within the draft King County Countywide Planning Policies 2011 Update may collectively preclude many innovative forms of development, master planning, the development of regional infrastructure solutions, and the use of low impact development techniques. For example, YarrowBay objects to the policies within the draft King County Countywide Planning Policies 2011 Update that effectively preclude public and capital facilities in Rural Areas that may also serve urban populations within the Urban Growth Area. YarrowBay also objects to and is concerned with the policies within the draft King County Countywide Planning Policies 2011 Update because they fail to recognize and/or include consideration of environmental logistics and/or conditions that make siting certain facilities in Rural Areas the environmentally optimal location.

YarrowBay understands that the Interjurisdictional Staff Team is continuing to work on the King County Countywide Planning Policies 2011 Update for possible GMPC action in late June 2011. A final document is not yet available for review. As a result, we respectfully request that GMPC delay final action to allow a greater opportunity for stakeholders to review and prepare comments on the final King County Countywide Planning Policies 2011 Update prior to the GMPC taking final action.

Thank you for your consideration of YarrowBay's comments regarding the King County Countywide Planning Policies 2011 Update Public Review Draft. In addition, prior to staff's issuance of further revisions to the King County Countywide Planning Policies 2011 Update, YarrowBay respectfully requests a meeting with the Interjurisdictional Staff Team to further discuss our comments, questions, and concerns. Please contact YarrowBay at 425-898-2100 to set up the requested meeting and with any follow-up questions.

Respectfully Submitted,

YARROW BAY HOLDINGS

Brian Ross
Chief Executive Officer